HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2009

New Home Market

Ottawa Starts Continue Declining Trend in Third Quarter

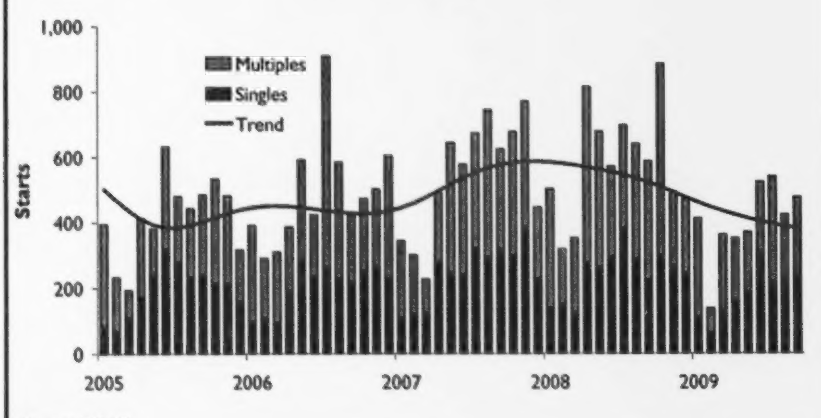
Total housing starts in the Ottawa Census Metropolitan Area (CMA) declined from 1,921 units in the third quarter of 2008 to 1,435 units this year. Accordingly, the months of July to September saw a slowdown in the rate of decline that remains closely aligned with CMHC's forecast for 2009. The outlook brightens as we observe the positive effects of improved labour market fundamentals, coupled with rock-bottom mortgage rates and improving new home sales trend.

Singles Brought Renewed Signs of Optimism

Although the overall pace of construction continued to moderate, a relatively active month of September for single-detached family homes

Figure 1

Ottawa Housing Starts



Source: CMHC

[1] Ontario part of Ottawa-Gatineau CMA

Table of Contents

brought renewed signs of optimism to Ottawa's New Home Market. Ottawa's highest average weekly earnings amongst all CMAs in Canada is contributing to a recovery in single-detached starts, as the long-awaited spill-over demand from existing dwellings into new homes gradually emerges. This way, single-detached homes construction added 674 units during the months of July to September.

Apartments Remained the Heaviest Drag on Total Starts

For the second consecutive quarter the decline in total construction activity was largely due to the growing weakness in apartment starts. The Old City of Ottawa, in particular, suffered this substantial decline in starts, as it traditionally comprises most of the condominium apartment construction activity. Year-to-date sitting at just half of last year's pace, apartment construction remained the heaviest drag on total starts.

New starts of both semi-detached homes and townhomes have again contributed positively to total construction activity, which reflects healthy interest coming mainly from first-time buyers. The lowest interest rates in 60 years provided the incentives for first-time home buyers to jump into the New Home Market. The regional analysis reflected that builders in Kanata and Nepean broke ground strongly in the third quarter, with a higher share of more affordable townhomes.

Nepean Leads Construction Activity

While all areas registered declines in year-to-date pace, Nepean leads in total construction activity as it broke the 1,000 mark, with townhomes accounting for over half of the total. The runner-up is still the Old City of Ottawa thanks to strong apartment starts earlier this year. As well, Cumberland, Kanata and Gloucester are improving their housing stock with a mix of single-detached homes and townhomes. In contrast, Goulbourn remains the area with the weakest pace in construction activity, with just about a third from last year.

Resale Market

Sales Post a Record Level in the Third Quarter

September posted a new record level of MLS® sales in the Capital City when compared to other ninth months. The 1,230 transactions finalized in September contributed to the third quarter highest level ever recorded, 5.4 per cent above last year's same period. Ottawa's resilience to broader economic shocks and record low interest rate set the perfect conditions for improved homeownership levels.

Resale Market Deep into Seller's Territory

For the months of July to September, Active Listings declined by 11 per cent when compared to the same period last year. This declining inventory of homes for sale coupled with increasing demand raised the temperature of the existing home market towards levels not seen since the year 2000.

Figure 2

UNIT TYPE	MLS® Sales						MLS® Prices ($)					
	September			Year-to-Date			September			Year-to-Date		
	2009	2008	% Chg	2009	2008	% Chg	2009	2008	% Chg	2009	2008	% Chg
SINGLE- DETACHED	**684**	**682**	**0.3**	**6,779**	**6,827**	**-0.7**	**334,739**	**329,016**	**1.7**	**338,622**	**328,182**	**3.2**
Bungalow	*242*	*206*	17.5	*2,036*	*1,996*	2.0	*310,597*	*277,884*	11.8	*301,916*	*284,555*	6.1
Two-Storey	*294*	*326*	-9.8	*3,347*	*3,393*	-1.4	*370,265*	*377,485*	-1.9	*378,170*	*368,458*	2.6
Other Single-Detached	*148*	*150*	-1.3	*1,396*	*1,438*	-2.9	*303,642*	*293,897*	3.3	*297,337*	*293,705*	1.2
ROW	**180**	**189**	**-4.8**	**1,887**	**1,653**	**14.2**	**287,718**	**257,293**	**11.8**	**272,758**	**260,019**	**4.9**
SEMI	**84**	**83**	**1.2**	**783**	**703**	**11.4**	**302,563**	**273,428**	**10.7**	**294,912**	**279,878**	**5.4**
CONDOMINIUM	**272**	**252**	**7.9**	**2,500**	**2,485**	**0.6**	**236,403**	**207,977**	**13.7**	**222,837**	**214,072**	**4.1**
Apartment	*135*	*127*	6.3	*1,180*	*1,183*	-0.3	*264,490*	*224,699*	17.7	*246,018*	*238,698*	3.1
Row	*133*	*120*	10.8	*1,287*	*1,274*	1.0	*205,706*	*188,444*	9.2	*199,851*	*190,135*	5.1
Other Condominiums	*4*	*5*	-20.0	*33*	*28*	17.9	*309,100*	*252,050*	22.6	*290,430*	*262,787*	10.5
OTHERS	**10**	**22**	**-54.5**	**111**	**138**	**-19.6**	**545,500**	**347,400**	**57.0**	**404,900**	**343,650**	**17.8**
TOTAL	1,230	1,228	0.2	12,060	11,806	2.2	305,628	289,711	5.5	302,087	291,924	3.5

Source: Ottawa Real Estate Board

* Properties under Row type include only those with six units or more

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As a result, the sales-to-new listings seasonally adjusted ratio, a measure of supply over demand, closed the quarter at 70 per cent, deep into the seller's territory. Under these circumstances, prices grew faster than the rate of inflation.

Average Resale Prices Increased at Six Per Cent

The average MLS® price in the resale market increased at 5.9 per cent in the third quarter of 2009 reaching an average price of $306,561. For this period, the price growth was particularly strong in the regions of Barrhaven and Nepean where CMHC observed an average price hike of 9 and 12 per cent respectively. Despite these increases the average price for these regions was considerably below that for the Ottawa CMA, creating an incentive for home buyers interested in moving into the area.

Condominium Properties Reaching $250,000 Average Price

Although condominium apartments had a slow start at the beginning of the year, in the third quarter they posted the highest price growth of 8.7 per cent to reach almost the $250,000 mark. Condominium apartments remain an affordable and popular type of dwelling well sought after by young professionals and an aging population in the Queen City.

During the months of July to September, Bungalows have proven to be a well-liked type of dwelling for growing families. Their number of sales increased in the last three months by over 13 per cent with average prices posting an all time record of over $310,000. Being this another proof that Ottawa's home market stayed strong, as single-detached homes remain a reliable barometer of the strength of the Capital City's economy.

Economic Overview

Ottawa's Labour Market Towards Stabilization

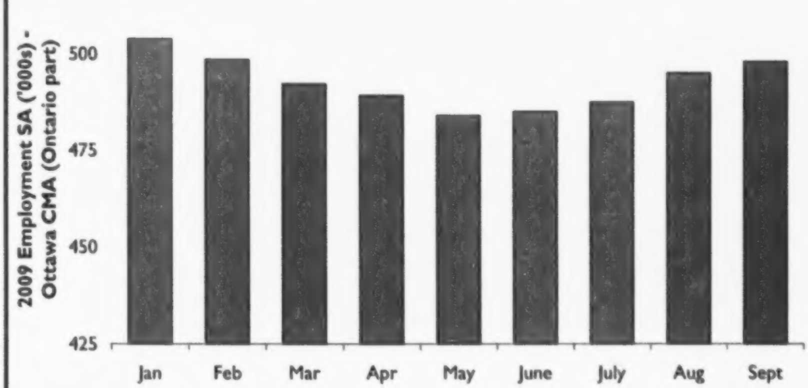
This year the Capital City witnessed employment resilience and a quick turnaround in mid-year trend. The month of May seasonally adjusted employment level saw a decline of 1.7 per cent when compared to the same period a year earlier. Since that second quarter, employment seasonally adjusted numbers have gradually turned around regaining 7,500 new jobs, most of them full time positions. The housing market reacted strongly to the good news, recording the highest number of sales ever witnessed in the existing home market.

Construction Sector Reacting to Government Fiscal Stimulus

While the construction sector only accounts for five per cent of total employment in the Capital region, it has been experiencing a vigorous expansion in the last year due to the Government Fiscal Stimulus, adding almost 4,000 employees to its payroll. This sector along with Public Administration has managed to compensate for the losses in Trade, Manufacturing and Transportation sectors. Nevertheless, the slowdown in the economy managed to give a strong hit to the Services sector as well, contributing to a year-to-date decline of 1 per cent in Ottawa's total employment level.

Figure 3

Employment Stabilizes in the Third Quarter



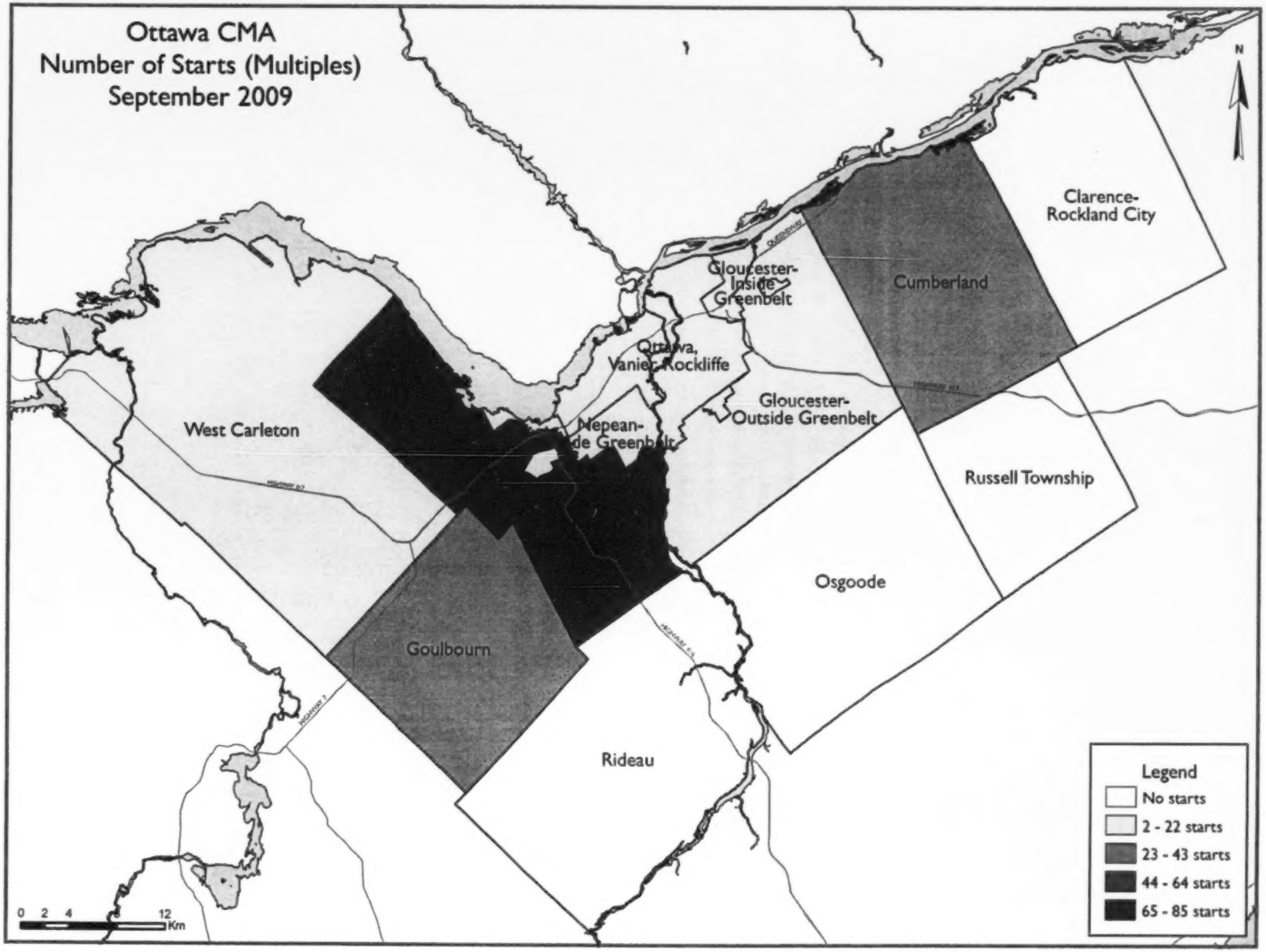
Source: Statistics Canada

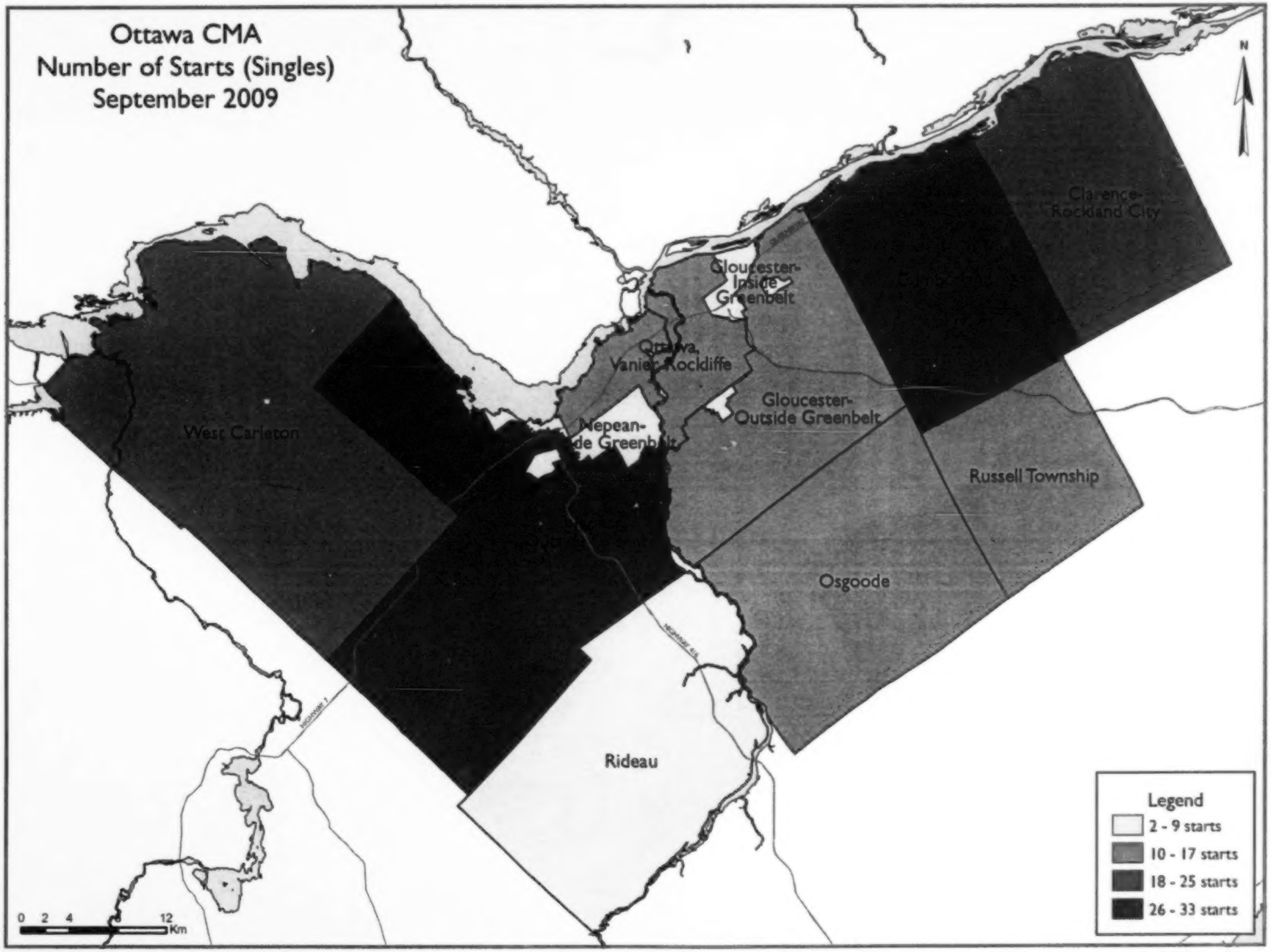
Unemployment Rate in September Below Last Year's Average

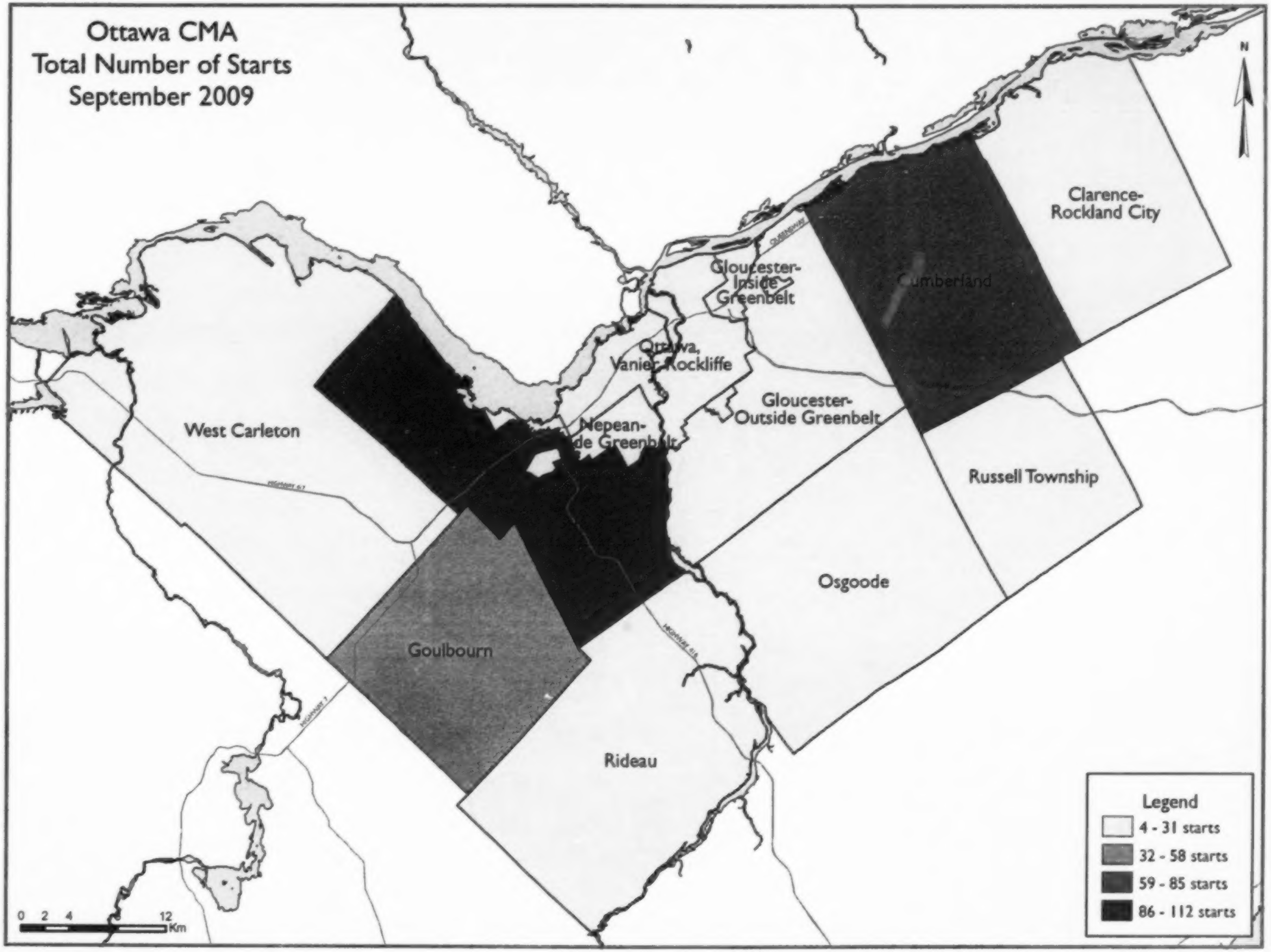
After hitting a 6.4 per cent rate of unemployment by the end of the second quarter, the months of July to September witnessed a remarkable recovery. Improving business optimism attested by the Bank of Canada Business Outlook Survey was confirmed in the Capital City, where the level of unemployment posted in September closed at 4.8 per cent, below 2008 average rate.

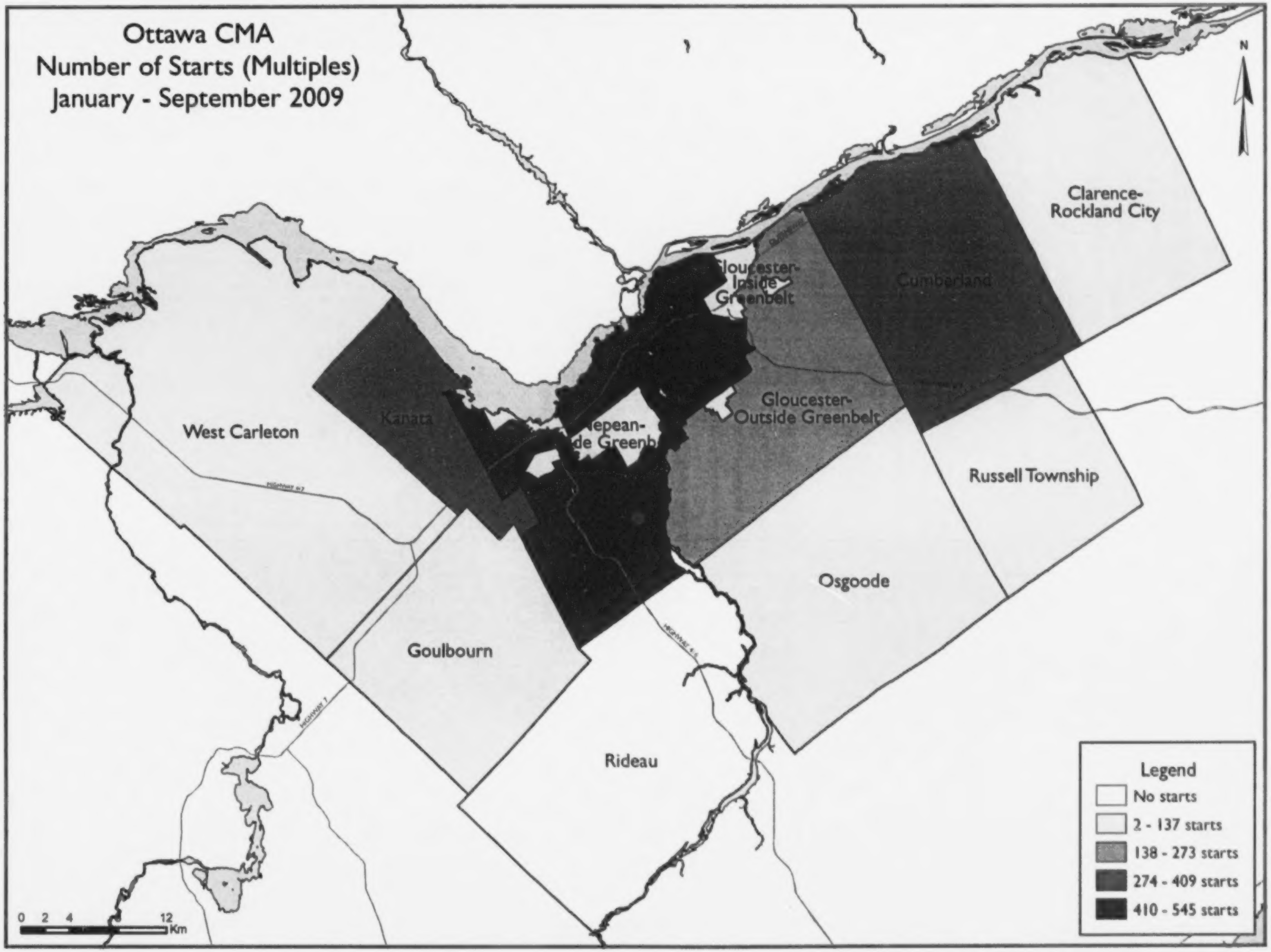
Third Quarter Employment for 25 to 44 Years of Age Cohort Grew Seven Per Cent

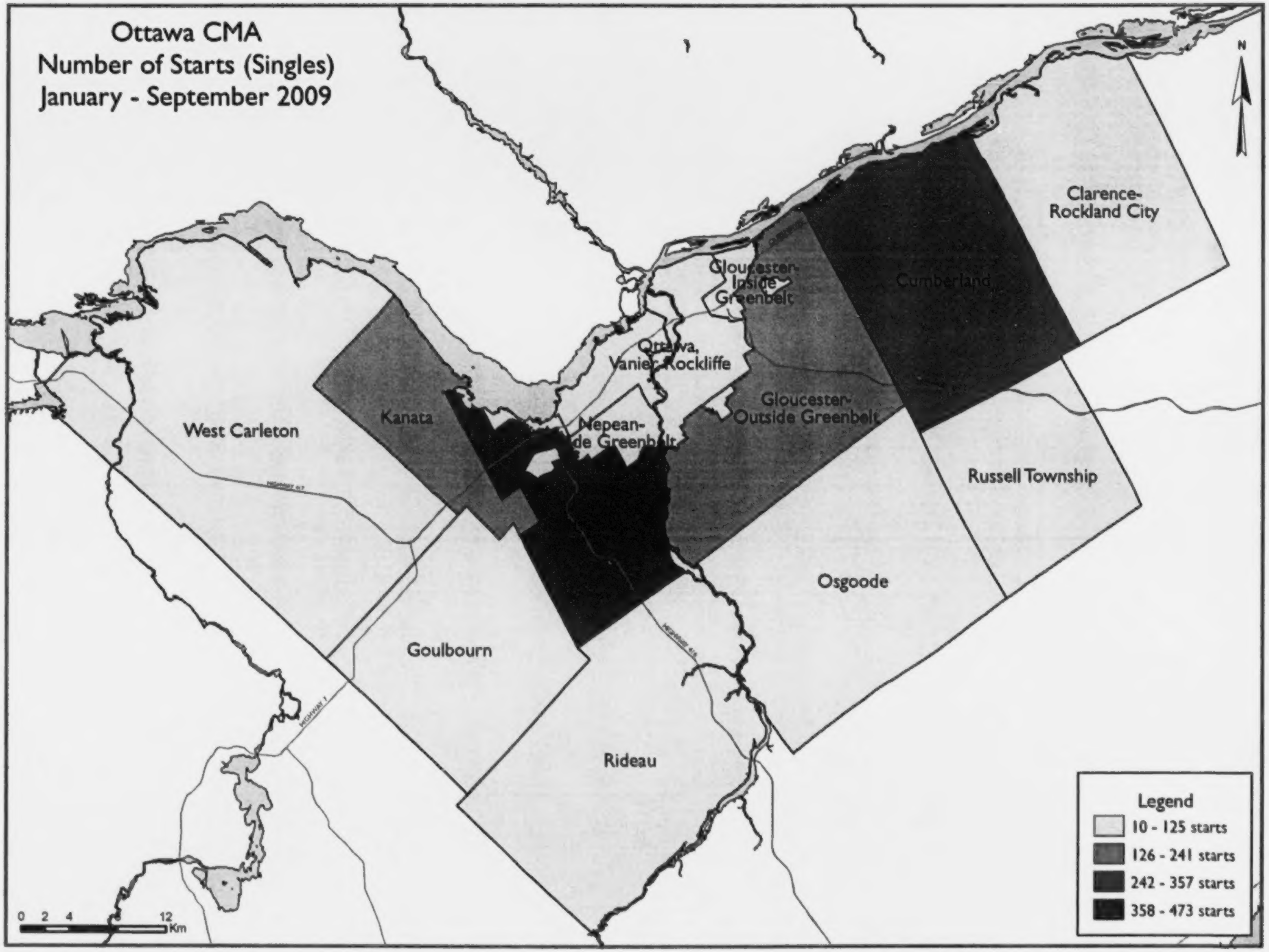
Employment performance for the 25 to 44 year old age group posted a 7.1 per cent increase in the third quarter when compared to the same period last year. CMHC follows this age group closely as it the one that give strength to the housing market. When compared to last year, most of the declines were observed in the youngest age cohort, namely 15 to 24 years of age. As global economic conditions keep improving this trend will support a stronger housing market in the Queen City.

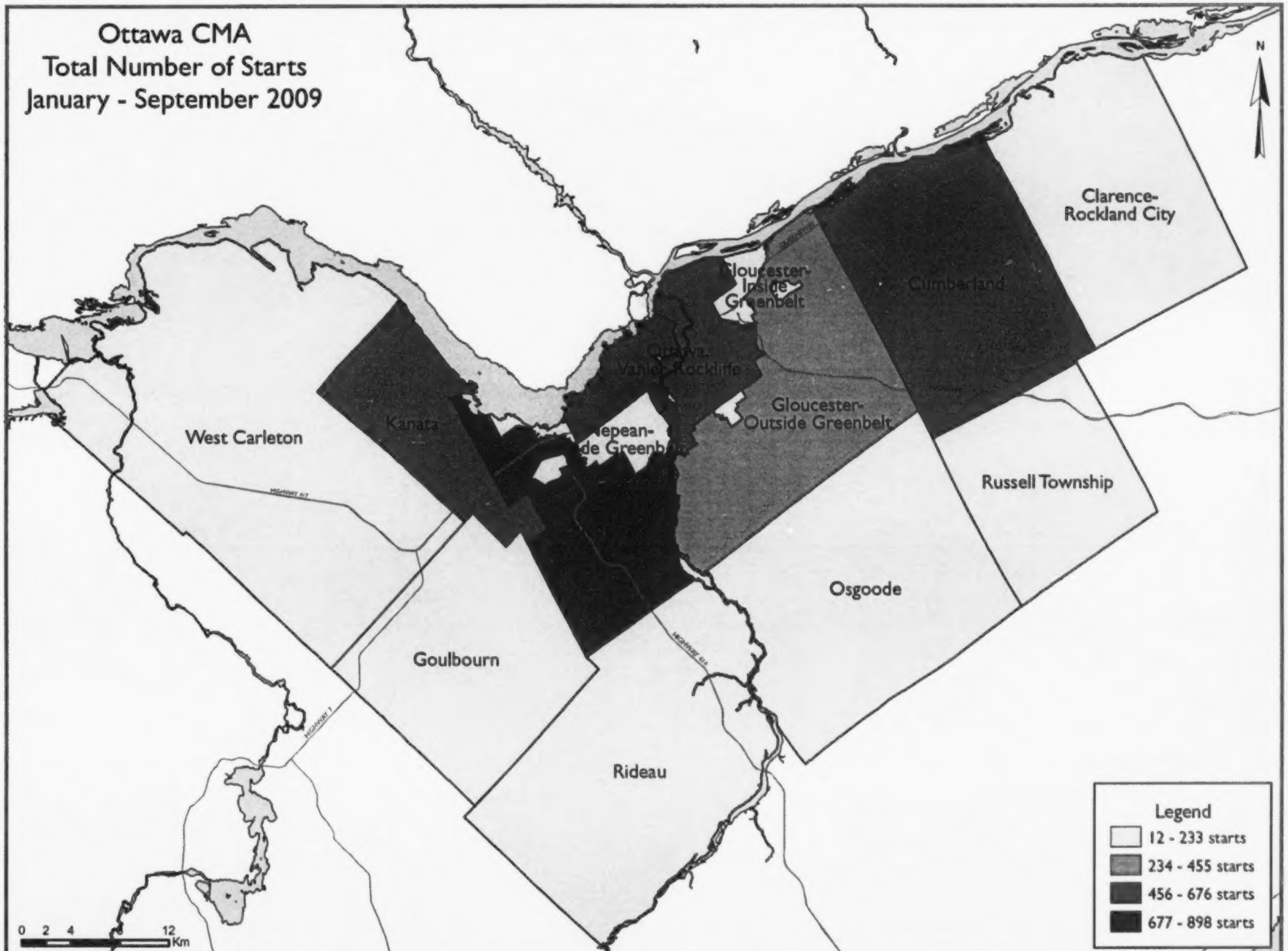

Ottawa CMA
Number of Starts (Multiples)
September 2009
West Carleton
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 22 starts
23 - 43 starts
44 - 64 starts
65 - 85 starts
0 2 4 12 Km
N


Ottawa CMA
Number of Starts (Singles)
September 2009
West Carleton
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Gloucester-Outside Greenbelt
Clarence-Rockland City
Russell Township
Osgoode
Rideau
N
Legend
2 - 9 starts
10 - 17 starts
18 - 25 starts
26 - 33 starts
0 2 4 8 12 Km


Ottawa CMA
Total Number of Starts
September 2009
West Carleton
Goulbourn
Rideau
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
N
Legend
4 - 31 starts
32 - 58 starts
59 - 85 starts
86 - 112 starts
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - September 2009
West Carleton
Kanata
Goulbourn
Rideau
Osgoode
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Legend
No starts
2 - 137 starts
138 - 273 starts
274 - 409 starts
410 - 545 starts
0 2 4 12 Km
N


Ottawa CMA
Number of Starts (Singles)
January - September 2009
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Kanata
Nepean-Inside Greenbelt
West Carleton
Russell Township
Osgoode
Goulbourn
Rideau
Legend
10 - 125 starts
126 - 241 starts
242 - 357 starts
358 - 473 starts
0 2 4 8 12 Km
N


Ottawa CMA
Total Number of Starts
January - September 2009
West Carleton
Kanata
Goulbourn
Rideau
Osgoode
Russell Township
Cumberland
Clarence-Rockland City
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa-Vanier-Rockliffe
Legend
12 - 233 starts
234 - 455 starts
456 - 676 starts
677 - 898 starts
0 2 4 8 12 Km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) September 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2009	234	24	173	0	0	28	16	0	475
September 2008	224	20	206	0	0	134	2	0	586
% Change	4.5	20.0	-16.0	n/a	n/a	-79.1	**	n/a	-18.9
Year-to-date 2009	1,641	173	1,168	0	0	512	26	65	3,585
Year-to-date 2008	2,146	142	1,674	0	10	1,035	2	142	5,151
% Change	-23.5	21.8	-30.2	n/a	-100.0	-50.5	**	-54.2	-30.4
UNDER CONSTRUCTION									
September 2009	1,463	172	1,133	0	18	1,687	29	215	4,717
September 2008	1,939	158	1,624	0	8	1,734	7	271	5,741
% Change	-24.5	8.9	-30.2	n/a	125.0	-2.7	**	-20.7	-17.8
COMPLETIONS									
September 2009	185	20	113	0	0	14	3	0	335
September 2008	234	14	153	0	8	20	6	0	435
% Change	-20.9	42.9	-26.1	n/a	-100.0	-30.0	-50.0	n/a	-23.0
Year-to-date 2009	2,047	161	1,384	0	10	733	9	86	4,430
Year-to-date 2008	2,043	164	1,247	0	73	775	26	81	4,409
% Change	0.2	-1.8	11.0	n/a	-86.3	-5.4	-65.4	6.2	0.5
COMPLETED & NOT ABSORBED									
September 2009	23	18	95	0	1	149	1	22	309
September 2008	27	3	67	0	2	140	5	14	258
% Change	-14.8	**	41.8	n/a	-50.0	6.4	-80.0	57.1	19.8
ABSORBED									
September 2009	187	24	132	0	10	25	3	1	382
September 2008	240	15	160	0	7	40	3	0	465
% Change	-22.1	60.0	-17.5	n/a	42.9	-37.5	0.0	n/a	-17.8
Year-to-date 2009	2,061	153	1,372	0	10	735	12	71	4,414
Year-to-date 2008	2,059	178	1,277	0	77	860	10	9	4,470
% Change	0.1	-14.0	7.4	n/a	-87.0	-14.5	20.0	**	-1.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
September 2009	199	24	173	0	0	28	16	0	440
September 2008	191	18	206	0	0	134	2	0	551
Ottawa, Vanier, Rockcliffe									
September 2009	15	10	0	0	0	0	0	0	25
September 2008	12	14	46	0	0	134	2	0	208
Nepean inside greenbelt									
September 2009	2	2	0	0	0	0	0	0	4
September 2008	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
September 2009	30	0	44	0	0	28	0	0	102
September 2008	26	0	22	0	0	0	0	0	48
Gloucester inside greenbelt									
September 2009	3	2	0	0	0	0	0	0	5
September 2008	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
September 2009	15	0	14	0	0	0	0	0	29
September 2008	21	0	15	0	0	0	0	0	36
Kanata									
September 2009	27	8	77	0	0	0	0	0	112
September 2008	30	0	81	0	0	0	0	0	111
Cumberland									
September 2009	33	0	12	0	0	0	16	0	61
September 2008	27	0	24	0	0	0	0	0	51
Goulbourn									
September 2009	28	2	22	0	0	0	0	0	52
September 2008	29	4	18	0	0	0	0	0	51
West Carleton									
September 2009	24	0	4	0	0	0	0	0	28
September 2008	21	0	0	0	0	0	0	0	21
Rideau									
September 2009	5	0	0	0	0	0	0	0	5
September 2008	8	0	0	0	0	0	0	0	8
Osgoode									
September 2009	17	0	0	0	0	0	0	0	17
September 2008	15	0	0	0	0	0	0	0	15
Clarence-Rockland City									
September 2009	24	0	0	0	0	0	0	0	24
September 2008	12	0	0	0	0	0	0	0	12
Russell Township									
September 2009	11	0	0	0	0	0	0	0	11
September 2008	21	2	0	0	0	0	0	0	23
Ottawa-Gatineau CMA (Ontario portion)									
September 2009	234	24	173	0	0	28	16	0	475
September 2008	224	20	206	0	0	134	2	0	586

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
September 2009	1,352	162	1,126	0	18	1,653	27	211	4,549
September 2008	1,797	152	1,607	0	8	1,692	7	250	5,513
Ottawa, Vanier, Rockcliffe									
September 2009	92	56	94	0	0	1,234	11	78	1,565
September 2008	87	62	121	0	0	1,044	5	117	1,436
Nepean inside greenbelt									
September 2009	10	2	0	0	0	45	0	0	57
September 2008	8	2	75	0	0	251	0	0	336
Nepean outside greenbelt									
September 2009	442	4	329	0	0	129	0	0	904
September 2008	316	4	312	0	0	84	0	0	716
Gloucester inside greenbelt									
September 2009	18	6	14	0	0	0	0	0	38
September 2008	24	6	72	0	0	10	0	0	112
Gloucester outside greenbelt									
September 2009	145	28	131	0	18	108	0	0	430
September 2008	193	4	171	0	0	82	2	0	452
Kanata									
September 2009	153	26	302	0	0	0	0	133	614
September 2008	314	14	302	0	0	0	0	133	763
Cumberland									
September 2009	190	18	170	0	0	137	16	0	531
September 2008	298	8	264	0	8	161	0	0	739
Goulbourn									
September 2009	111	20	69	0	0	0	0	0	200
September 2008	334	50	126	0	0	60	0	0	570
West Carleton									
September 2009	88	0	17	0	0	0	0	0	105
September 2008	98	0	164	0	0	0	0	0	262
Rideau									
September 2009	27	0	0	0	0	0	0	0	27
September 2008	30	0	0	0	0	0	0	0	30
Osgoode									
September 2009	76	2	0	0	0	0	0	0	78
September 2008	95	2	0	0	0	0	0	0	97
Clarence-Rockland City									
September 2009	69	8	7	0	0	34	2	0	120
September 2008	82	2	17	0	0	34	0	12	147
Russell Township									
September 2009	42	2	0	0	0	0	0	4	48
September 2008	60	4	0	0	0	8	0	9	81
Ottawa-Gatineau CMA (Ontario portion)									
September 2009	1,463	172	1,133	0	18	1,687	29	215	4,717
September 2008	1,939	158	1,624	0	8	1,734	7	271	5,741

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket September 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
September 2009	159	20	113	0	0	14	3	0	309
September 2008	210	14	153	0	8	20	6	0	411
Ottawa, Vanier, Rockcliffe									
September 2009	4	2	0	0	0	0	3	0	9
September 2008	10	4	0	0	0	8	0	0	22
Nepean inside greenbelt									
September 2009	0	0	14	0	0	14	0	0	28
September 2008	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
September 2009	48	2	20	0	0	0	0	0	70
September 2008	13	0	37	0	0	0	0	0	50
Gloucester inside greenbelt									
September 2009	3	2	0	0	0	0	0	0	5
September 2008	8	2	6	0	0	0	0	0	16
Gloucester outside greenbelt									
September 2009	14	2	5	0	0	0	0	0	21
September 2008	25	0	25	0	0	0	6	0	56
Kanata									
September 2009	22	6	33	0	0	0	0	0	61
September 2008	45	0	27	0	0	0	0	0	72
Cumberland									
September 2009	28	0	41	0	0	0	0	0	69
September 2008	33	6	41	0	8	0	0	0	88
Goulbourn									
September 2009	18	6	0	0	0	0	0	0	24
September 2008	44	2	6	0	0	12	0	0	64
West Carleton									
September 2009	10	0	0	0	0	0	0	0	10
September 2008	11	0	11	0	0	0	0	0	22
Rideau									
September 2009	4	0	0	0	0	0	0	0	4
September 2008	3	0	0	0	0	0	0	0	3
Osgoode									
September 2009	8	0	0	0	0	0	0	0	8
September 2008	18	0	0	0	0	0	0	0	18
Clarence-Rockland City									
September 2009	12	0	0	0	0	0	0	0	12
September 2008	10	0	0	0	0	0	0	0	10
Russell Township									
September 2009	14	0	0	0	0	0	0	0	14
September 2008	14	0	0	0	0	0	0	0	14
Ottawa-Gatineau CMA (Ontario portion)									
September 2009	185	20	113	0	0	14	3	0	335
September 2008	234	14	153	0	8	20	6	0	435

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
September 2009	17	18	95	0	1	137	1	22	291
September 2008	25	3	67	0	2	140	5	14	256
Ottawa, Vanier, Rockcliffe									
September 2009	2	17	12	0	0	100	0	0	131
September 2008	2	2	1	0	0	94	0	14	113
Nepean inside greenbelt									
September 2009	0	0	3	0	0	10	0	22	35
September 2008	0	0	2	0	0	20	0	0	22
Nepean outside greenbelt									
September 2009	1	0	16	0	1	9	1	0	28
September 2008	0	0	13	0	1	11	1	0	26
Gloucester inside greenbelt									
September 2009	0	0	2	0	0	7	0	0	9
September 2008	0	1	7	0	0	8	0	0	16
Gloucester outside greenbelt									
September 2009	7	0	14	0	0	11	0	0	32
September 2008	2	0	9	0	0	3	4	0	18
Kanata									
September 2009	1	1	17	0	0	0	0	0	19
September 2008	1	0	10	0	0	0	0	0	11
Cumberland									
September 2009	2	0	21	0	0	0	0	0	23
September 2008	3	0	13	0	1	1	0	0	18
Goulbourn									
September 2009	0	0	8	0	0	0	0	0	8
September 2008	3	0	11	0	0	3	0	0	17
West Carleton									
September 2009	0	0	2	0	0	0	0	0	2
September 2008	2	0	1	0	0	0	0	0	3
Rideau									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
Osgoode									
September 2009	4	0	0	0	0	0	0	0	4
September 2008	12	0	0	0	0	0	0	0	12
Clarence-Rockland City									
September 2009	0	0	0	0	0	12	0	0	12
September 2008	0	0	0	0	0	0	0	0	0
Russell Township									
September 2009	6	0	0	0	0	0	0	0	6
September 2008	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
September 2009	23	18	95	0	1	149	1	22	309
September 2008	27	3	67	0	2	140	5	14	258

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
September 2009	159	24	132	0	10	25	3	1	354
September 2008	217	15	160	0	7	40	3	0	442
Ottawa, Vanier, Rockcliffe									
September 2009	4	5	2	0	0	8	3	0	22
September 2008	10	4	0	0	0	27	0	0	41
Nepean inside greenbelt									
September 2009	0	0	13	0	0	17	0	1	31
September 2008	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
September 2009	46	2	14	0	0	0	0	0	62
September 2008	15	0	37	0	0	0	0	0	52
Gloucester inside greenbelt									
September 2009	3	2	0	0	0	0	0	0	5
September 2008	8	2	6	0	0	0	0	0	16
Gloucester outside greenbelt									
September 2009	14	2	8	0	10	0	0	0	34
September 2008	27	0	30	0	0	0	3	0	60
Kanata									
September 2009	23	5	39	0	0	0	0	0	67
September 2008	45	0	26	0	0	0	0	0	71
Cumberland									
September 2009	28	0	52	0	0	0	0	0	80
September 2008	34	6	44	0	7	0	0	0	91
Goulbourn									
September 2009	18	8	3	0	0	0	0	0	29
September 2008	44	3	6	0	0	13	0	0	66
West Carleton									
September 2009	11	0	1	0	0	0	0	0	12
September 2008	12	0	11	0	0	0	0	0	23
Rideau									
September 2009	4	0	0	0	0	0	0	0	4
September 2008	3	0	0	0	0	0	0	0	3
Osgoode									
September 2009	8	0	0	0	0	0	0	0	8
September 2008	19	0	0	0	0	0	0	0	19
Clarence-Rockland City									
September 2009	12	0	0	0	0	0	0	0	12
September 2008	10	0	0	0	0	0	0	0	10
Russell Township									
September 2009	16	0	0	0	0	0	0	0	16
September 2008	13	0	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
September 2009	187	24	132	0	10	25	3	1	382
September 2008	240	15	160	0	7	40	3	0	465

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	% Change
Ottawa City	199	191	24	20	189	206	28	134	440	551	-20.1
Ottawa, Vanier, Rockcliffe	15	12	10	16	0	46	0	134	25	208	-88.0
Nepean inside greenbelt	2	2	2	0	0	0	0	0	4	2	100.0
Nepean outside greenbelt	30	26	0	0	44	22	28	0	102	48	112.5
Gloucester inside greenbelt	3	0	2	0	0	0	0	0	5	0	n/a
Gloucester outside greenbelt	15	21	0	0	14	15	0	0	29	36	-19.4
Kanata	27	30	8	0	77	81	0	0	112	111	0.9
Cumberland	33	27	0	0	28	24	0	0	61	51	19.6
Goulbourn	28	29	2	4	22	18	0	0	52	51	2.0
West Carleton	24	21	0	0	4	0	0	0	28	21	33.3
Rideau	5	8	0	0	0	0	0	0	5	8	-37.5
Osgoode	17	15	0	0	0	0	0	0	17	15	13.3
Clarence-Rockland City	24	12	0	0	0	0	0	0	24	12	100.0
Russell Township	11	21	0	2	0	0	0	0	11	23	-52.2
Ottawa-Gatineau CMA (Ontario Portion)	234	224	24	22	189	206	28	134	475	586	-18.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Ottawa City	1,487	1,957	160	140	1,160	1,651	591	1,142	3,398	4,890	-30.5
Ottawa, Vanier, Rockcliffe	80	70	50	60	91	95	404	500	625	725	-13.8
Nepean inside greenbelt	10	8	2	2	0	64	0	160	12	234	-94.9
Nepean outside greenbelt	473	305	4	4	336	378	85	82	898	769	16.8
Gloucester inside greenbelt	20	35	6	6	14	53	0	0	40	94	-57.4
Gloucester outside greenbelt	184	229	30	6	113	171	74	82	401	488	-17.8
Kanata	163	345	22	8	273	316	0	133	458	802	-42.9
Cumberland	247	357	18	4	257	285	24	145	546	791	-31.0
Goulbourn	118	370	24	50	59	118	4	36	205	574	-64.3
West Carleton	91	102	0	0	17	171	0	4	108	277	-61.0
Rideau	21	25	0	0	0	0	0	0	21	25	-16.0
Osgoode	80	111	4	0	0	0	0	0	84	111	-24.3
Clarence-Rockland City	88	105	8	0	14	17	0	34	110	156	-29.5
Russell Township	66	84	7	4	0	0	4	17	77	105	-26.7
Ottawa-Gatineau CMA (Ontario Portion)	1,641	2,146	175	144	1,174	1,668	595	1,193	3,585	5,151	-30.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Ottawa City	173	206	16	0	28	134	0	0
Ottawa, Vanier, Rockcliffe	0	46	0	0	0	134	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	44	22	0	0	28	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	14	15	0	0	0	0	0	0
Kanata	77	81	0	0	0	0	0	0
Cumberland	12	24	16	0	0	0	0	0
Goulbourn	22	18	0	0	0	0	0	0
West Carleton	4	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	173	206	16	0	28	134	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	1,136	1,651	24	0	530	1,009	61	133
Ottawa, Vanier, Rockcliffe	83	95	8	0	343	500	61	0
Nepean inside greenbelt	0	64	0	0	0	160	0	0
Nepean outside greenbelt	336	378	0	0	85	82	0	0
Gloucester inside greenbelt	14	53	0	0	0	0	0	0
Gloucester outside greenbelt	113	171	0	0	74	82	0	0
Kanata	273	316	0	0	0	0	0	133
Cumberland	241	285	16	0	24	145	0	0
Goulbourn	59	118	0	0	4	36	0	0
West Carleton	17	171	0	0	0	4	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	14	17	0	0	0	34	0	0
Russell Township	0	0	0	0	0	8	4	9
Ottawa-Gatineau CMA (Ontario Portion)	1,150	1,668	24	0	530	1,051	65	142

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Ottawa City	396	415	28	134	16	2	440	551
Ottawa, Vanier, Rockcliffe	25	72	0	134	0	2	25	208
Nepean inside greenbelt	4	2	0	0	0	0	4	2
Nepean outside greenbelt	74	48	28	0	0	0	102	48
Gloucester inside greenbelt	5	0	0	0	0	0	5	0
Gloucester outside greenbelt	29	36	0	0	0	0	29	36
Kanata	112	111	0	0	0	0	112	111
Cumberland	45	51	0	0	16	0	61	51
Goulbourn	52	51	0	0	0	0	52	51
West Carleton	28	21	0	0	0	0	28	21
Rideau	5	8	0	0	0	0	5	8
Osgoode	17	15	0	0	0	0	17	15
Clarence-Rockland City	24	12	0	0	0	0	24	12
Russell Township	11	23	0	0	0	0	11	23
Ottawa-Gatineau CMA (Ontario Portion)	431	450	28	134	16	2	475	586

Table 2.5: Starts by Submarket and by Intended Market January - September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	2,801	3,752	512	1,003	85	135	3,398	4,890
Ottawa, Vanier, Rockcliffe	213	231	343	492	69	2	625	725
Nepean inside greenbelt	12	74	0	160	0	0	12	234
Nepean outside greenbelt	813	681	85	88	0	0	898	769
Gloucester inside greenbelt	40	94	0	0	0	0	40	94
Gloucester outside greenbelt	341	406	60	82	0	0	401	488
Kanata	458	669	0	0	0	133	458	802
Cumberland	506	646	24	145	16	0	546	791
Goulbourn	205	538	0	36	0	0	205	574
West Carleton	108	277	0	0	0	0	108	277
Rideau	21	25	0	0	0	0	21	25
Osgoode	84	111	0	0	0	0	84	111
Clarence-Rockland City	108	122	0	34	2	0	110	156
Russell Township	73	88	0	8	4	9	77	105
Ottawa-Gatineau CMA (Ontario Portion)	2,982	3,962	512	1,045	91	144	3,585	5,151

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	% Change
Ottawa City	159	210	20	20	116	161	14	20	309	411	-24.8
Ottawa, Vanier, Rockcliffe	4	10	2	4	3	0	0	8	9	22	-59.1
Nepean inside greenbelt	0	0	0	0	14	0	14	0	28	0	n/a
Nepean outside greenbelt	48	13	2	0	20	37	0	0	70	50	40.0
Gloucester inside greenbelt	3	8	2	2	0	6	0	0	5	16	-68.8
Gloucester outside greenbelt	14	25	2	6	5	25	0	0	21	56	-62.5
Kanata	22	45	6	0	33	27	0	0	61	72	-15.3
Cumberland	28	33	0	6	41	49	0	0	69	88	-21.6
Goulbourn	18	44	6	2	0	6	0	12	24	64	-62.5
West Carleton	10	11	0	0	0	11	0	0	10	22	-54.5
Rideau	4	3	0	0	0	0	0	0	4	3	33.3
Osgoode	8	18	0	0	0	0	0	0	8	18	-55.6
Clarence-Rockland City	12	10	0	0	0	0	0	0	12	10	20.0
Russell Township	14	14	0	0	0	0	0	0	14	14	0.0
Ottawa-Gatineau CMA (Ontario Portion)	185	234	20	20	116	161	14	20	335	435	-23.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Ottawa City	1,891	1,888	155	176	1,385	1,332	818	839	4,249	4,235	0.3
Ottawa, Vanier, Rockcliffe	72	72	71	48	98	45	309	595	550	760	-27.6
Nepean inside greenbelt	10	9	2	6	43	70	297	8	352	93	**
Nepean outside greenbelt	544	376	6	8	237	259	48	84	835	727	14.9
Gloucester inside greenbelt	20	52	2	10	45	133	10	56	77	251	-69.3
Gloucester outside greenbelt	193	206	10	28	169	101	74	0	446	335	33.1
Kanata	275	255	14	26	344	246	0	0	633	527	20.1
Cumberland	285	314	2	20	257	333	32	24	576	691	-16.6
Goulbourn	254	387	42	30	98	118	48	72	442	607	-27.2
West Carleton	106	71	0	0	94	27	0	0	200	98	104.1
Rideau	23	29	0	0	0	0	0	0	23	29	-20.7
Osgoode	109	117	6	0	0	0	0	0	115	117	-1.7
Clarence-Rockland City	80	85	2	2	7	0	0	3	89	90	-1.1
Russell Township	76	70	7	0	0	0	9	14	92	84	9.5
Ottawa-Gatineau CMA (Ontario Portion)	2,047	2,043	164	178	1,392	1,332	827	856	4,430	4,409	0.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market September 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Ottawa City	113	161	3	0	14	20	0	0
Ottawa, Vanier, Rockcliffe	0	0	3	0	0	8	0	0
Nepean inside greenbelt	14	0	0	0	14	0	0	0
Nepean outside greenbelt	20	37	0	0	0	0	0	0
Gloucester inside greenbelt	0	6	0	0	0	0	0	0
Gloucester outside greenbelt	5	25	0	0	0	0	0	0
Kanata	33	27	0	0	0	0	0	0
Cumberland	41	49	0	0	0	0	0	0
Goulbourn	0	6	0	0	0	12	0	0
West Carleton	0	11	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	113	161	3	0	14	20	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	1,379	1,318	6	14	741	761	77	78
Ottawa, Vanier, Rockcliffe	92	45	6	0	301	565	8	30
Nepean inside greenbelt	43	70	0	0	228	8	69	0
Nepean outside greenbelt	237	259	0	0	48	84	0	0
Gloucester inside greenbelt	45	119	0	14	10	8	0	48
Gloucester outside greenbelt	169	101	0	0	74	0	0	0
Kanata	344	246	0	0	0	0	0	0
Cumberland	257	333	0	0	32	24	0	0
Goulbourn	98	118	0	0	48	72	0	0
West Carleton	94	27	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	7	0	0	0	0	0	0	3
Russell Township	0	0	0	0	0	14	9	0
Ottawa-Gatineau CMA (Ontario Portion)	1,386	1,318	6	14	741	775	86	81

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Ottawa City	292	377	14	28	3	6	309	411
Ottawa, Vanier, Rockcliffe	6	14	0	8	3	0	9	22
Nepean inside greenbelt	14	0	14	0	0	0	28	0
Nepean outside greenbelt	70	50	0	0	0	0	70	50
Gloucester inside greenbelt	5	16	0	0	0	0	5	16
Gloucester outside greenbelt	21	50	0	0	0	6	21	56
Kanata	61	72	0	0	0	0	61	72
Cumberland	69	80	0	8	0	0	69	88
Goulbourn	24	52	0	12	0	0	24	64
West Carleton	10	22	0	0	0	0	10	22
Rideau	4	3	0	0	0	0	4	3
Osgoode	8	18	0	0	0	0	8	18
Clarence-Rockland City	12	10	0	0	0	0	12	10
Russell Township	14	14	0	0	0	0	14	14
Ottawa-Gatineau CMA (Ontario Portion)	318	401	14	28	3	6	335	435

Table 3.5: Completions by Submarket and by Intended Market January - September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	3,421	3,299	743	834	85	102	4,249	4,235
Ottawa, Vanier, Rockcliffe	241	161	293	565	16	34	550	760
Nepean inside greenbelt	55	73	228	20	69	0	352	93
Nepean outside greenbelt	787	640	48	87	0	0	835	727
Gloucester inside greenbelt	67	181	10	8	0	62	77	251
Gloucester outside greenbelt	362	329	84	0	0	6	446	335
Kanata	633	525	0	2	0	0	633	527
Cumberland	544	611	32	80	0	0	576	691
Goulbourn	394	535	48	72	0	0	442	607
West Carleton	200	98	0	0	0	0	200	98
Rideau	23	29	0	0	0	0	23	29
Osgoode	115	117	0	0	0	0	115	117
Clarence-Rockland City	89	85	0	0	0	5	89	90
Russell Township	82	70	0	14	10	0	92	84
Ottawa-Gatineau CMA (Ontario Portion)	3,592	3,454	743	848	95	107	4,430	4,409

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
September 2009	0	0.0	14	10.8	59	45.4	47	36.2	10	7.7	130	385,950	404,403
September 2008	3	1.4	28	12.9	89	41.0	57	26.3	40	18.4	217	382,900	427,057
Year-to-date 2009	16	0.9	160	8.9	874	48.4	517	28.6	238	13.2	1,805	385,900	416,419
Year-to-date 2008	19	1.0	296	15.6	839	44.1	451	23.7	297	15.6	1,902	370,900	413,896
Ottawa, Vanier, Rockcliffe													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2008	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	662,500	701,000
Year-to-date 2009	0	0.0	0	0.0	2	3.4	8	13.8	48	82.8	58	750,000	816,388
Year-to-date 2008	1	1.4	1	1.4	2	2.8	11	15.5	56	78.9	71	679,900	765,648
Nepean inside greenbelt													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Year-to-date 2008	0	0.0	0	0.0	1	11.1	3	33.3	5	55.6	9	--	--
Nepean outside greenbelt													
September 2009	0	0.0	12	26.1	12	26.1	19	41.3	3	6.5	46	370,945	401,791
September 2008	0	0.0	2	13.3	12	80.0	0	0.0	1	6.7	15	362,900	366,995
Year-to-date 2009	0	0.0	72	13.3	288	53.3	157	29.1	23	4.3	540	374,990	382,976
Year-to-date 2008	0	0.0	32	8.4	185	48.3	121	31.6	45	11.7	383	383,900	414,400
Gloucester inside greenbelt													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	0.0	0	0.0	6	75.0	1	12.5	1	12.5	8	--	--
Year-to-date 2009	0	0.0	0	0.0	4	25.0	8	50.0	4	25.0	16	450,000	482,781
Year-to-date 2008	0	0.0	1	1.9	38	71.7	10	18.9	4	7.5	53	370,600	418,438
Gloucester outside greenbelt													
September 2009	0	0.0	0	0.0	6	60.0	3	30.0	1	10.0	10	382,700	399,780
September 2008	0	0.0	1	3.7	13	48.1	8	29.6	5	18.5	27	396,900	414,588
Year-to-date 2009	0	0.0	5	2.7	98	53.8	60	33.0	19	10.4	182	393,900	416,248
Year-to-date 2008	1	0.5	5	2.4	97	46.6	84	40.4	21	10.1	208	400,000	413,129
Kanata													
September 2009	0	0.0	1	4.3	13	56.5	6	26.1	3	13.0	23	378,900	398,684
September 2008	0	0.0	2	4.4	17	37.8	24	53.3	2	4.4	45	400,900	408,298
Year-to-date 2009	0	0.0	9	3.3	140	51.9	87	32.2	34	12.6	270	387,845	410,837
Year-to-date 2008	0	0.0	32	12.4	107	41.5	84	32.6	35	13.6	258	386,650	410,807
Cumberland													
September 2009	0	0.0	1	3.8	19	73.1	6	23.1	0	0.0	26	375,900	372,212
September 2008	0	0.0	11	32.4	19	55.9	1	2.9	3	8.8	34	331,650	359,126
Year-to-date 2009	3	1.0	24	8.3	184	63.9	66	22.9	11	3.8	288	370,900	375,077
Year-to-date 2008	2	0.6	89	27.8	175	54.7	45	14.1	9	2.8	320	330,900	344,721
Goulbourn													
September 2009	0	0.0	0	0.0	8	47.1	9	52.9	0	0.0	17	417,900	414,338
September 2008	0	0.0	8	18.2	19	43.2	13	29.5	4	9.1	44	360,900	388,155
Year-to-date 2009	4	1.6	35	14.1	124	49.8	69	27.7	17	6.8	249	364,990	383,730
Year-to-date 2008	7	1.8	120	31.1	182	47.2	53	13.7	24	6.2	386	326,900	355,792

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 2009													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
September 2009	0	0.0	0	0.0	1	20.0	3	60.0	1	20.0	5	--	--
September 2008	1	8.3	1	8.3	1	8.3	2	16.7	7	58.3	12	538,500	544,133
Year-to-date 2009	0	0.0	6	6.8	14	15.9	28	31.8	40	45.5	88	476,400	522,153
Year-to-date 2008	3	4.3	5	7.1	17	24.3	15	21.4	30	42.9	70	486,700	490,474
Rideau													
September 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
September 2008	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
Year-to-date 2009	4	21.1	1	5.3	4	21.1	7	36.8	3	15.8	19	403,000	388,716
Year-to-date 2008	0	0.0	4	13.8	15	51.7	5	17.2	5	17.2	29	335,000	417,569
Osgoode													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	2	10.5	2	10.5	1	5.3	4	21.1	10	52.6	19	549,000	567,416
Year-to-date 2009	5	5.6	8	9.0	15	16.9	26	29.2	35	39.3	89	445,000	480,206
Year-to-date 2008	5	4.3	7	6.1	20	17.4	20	17.4	63	54.8	115	525,000	520,467
Clarence-Rockland City													
September 2009	1	11.1	6	66.7	1	11.1	1	11.1	0	0.0	9	--	--
September 2008	6	60.0	0	0.0	0	0.0	4	40.0	0	0.0	10	248,400	314,470
Year-to-date 2009	21	31.8	22	33.3	17	25.8	4	6.1	2	3.0	66	264,950	292,007
Year-to-date 2008	29	34.1	29	34.1	21	24.7	6	7.1	0	0.0	85	261,500	286,389
Russell Township													
September 2009	2	15.4	2	15.4	7	53.8	2	15.4	0	0.0	13	339,000	327,638
September 2008	0	0.0	5	38.5	6	46.2	2	15.4	0	0.0	13	329,000	332,308
Year-to-date 2009	11	17.2	20	31.3	27	42.2	6	9.4	0	0.0	64	305,428	313,331
Year-to-date 2008	5	6.9	23	31.9	36	50.0	7	9.7	1	1.4	72	316,950	326,257
Ottawa-Gatineau CMA (Ontario portion)													
September 2009	3	2.0	22	14.5	67	44.1	50	32.9	10	6.6	152	378,650	390,996
September 2008	9	3.8	33	13.8	95	39.6	63	26.3	40	16.7	240	380,140	417,234
Year-to-date 2009	48	2.5	202	10.4	918	47.4	527	27.2	240	12.4	1,935	382,900	408,766
Year-to-date 2008	53	2.6	348	16.9	896	43.5	464	22.5	298	14.5	2,059	365,900	405,568

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
September 2009

Submarket	Sept 2009	Sept 2008	% Change	YTD 2009	YTD 2008	% Change
Ottawa City	404,403	427,057	-5.3	416,419	413,896	0.6
Ottawa, Vanier, Rockcliffe	--	701,000	n/a	816,388	765,648	6.6
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	401,791	366,995	9.5	382,976	414,400	-7.6
Gloucester inside greenbelt	--	--	n/a	482,781	418,438	15.4
Gloucester outside greenbelt	399,780	414,588	-3.6	416,248	413,129	0.8
Kanata	398,684	408,298	-2.4	410,837	410,807	0.0
Cumberland	372,212	359,126	3.6	375,077	344,721	8.8
Goulbourn	414,338	388,155	6.7	383,730	355,792	7.9
West Carleton	--	544,133	n/a	522,153	490,474	6.5
Rideau	--	--	n/a	388,716	417,569	-6.9
Osgoode	--	567,416	n/a	480,206	520,467	-7.7
Clarence-Rockland City	--	314,470	n/a	292,007	286,389	2.0
Russell Township	327,638	332,308	-1.4	313,331	326,257	-4.0
Ottawa-Gatineau CMA (Ontario Portion)	390,996	417,234	-6.3	408,766	405,568	0.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
September 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	664	-14.1	1,164	1,628	1,848	63.0	285,736	9.5	284,764
	February	1,001	-4.3	1,167	1,842	1,860	62.7	283,199	6.9	288,930
	March	1,099	-16.6	1,172	1,969	1,864	62.9	288,152	4.9	288,024
	April	1,580	0.7	1,196	2,776	1,959	61.1	295,909	6.7	286,988
	May	1,913	2.5	1,329	2,971	2,155	61.7	296,580	7.3	293,189
	June	1,710	2.6	1,255	2,482	2,058	61.0	298,336	6.8	292,329
	July	1,408	-4.0	1,217	2,136	2,017	60.3	295,134	9.4	290,746
	August	1,203	-9.6	1,195	1,948	2,044	58.5	282,792	5.6	291,137
	September	1,228	8.9	1,211	2,234	2,061	58.8	289,711	5.8	297,868
	October	974	-9.3	1,125	1,943	2,141	52.5	280,870	2.1	286,749
	November	654	-27.6	982	1,479	2,152	45.6	291,695	7.3	303,295
	December	474	-20.6	895	788	2,037	43.9	272,672	-1.5	280,636
2009	January	535	-19.4	994	1,682	1,951	50.9	290,930	1.8	292,155
	February	798	-20.3	1,025	1,752	1,855	55.3	273,991	-3.3	280,708
	March	1,170	6.5	1,143	2,420	2,010	56.9	287,911	-0.1	287,730
	April	1,608	1.8	1,273	2,570	1,980	64.3	298,593	0.9	291,668
	May	1,990	4.0	1,364	2,521	1,902	71.7	312,927	5.5	303,056
	June	1,912	11.8	1,314	2,246	1,818	72.3	307,793	3.2	300,009
	July	1,590	12.9	1,304	1,857	1,785	73.1	300,635	1.9	303,791
	August	1,227	2.0	1,231	1,743	1,781	69.1	315,176	11.5	315,301
	September	1,230	0.2	1,258	1,863	1,785	70.5	305,628	5.5	306,472
	October									
	November									
	December									
	Q3 2008	3,839	-2.2		6,318			289,532	7.1	
	Q3 2009	4,047	5.4		5,463			306,561	5.9	
	YTD 2008	11,806	-3.0		19,986			291,924	7.0	
	YTD 2009	12,060	2.2		18,654			302,087	3.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
September 2009

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	164.2	110.4	496	4.4	72.7	933
	February	718	7.25	7.29	166.3	111.0	494	4.8	72.6	930
	March	712	7.15	7.19	166.3	111.3	494	4.7	72.5	924
	April	700	6.95	6.99	166.4	112.1	493	4.9	72.4	927
	May	679	6.15	6.65	167.2	113.4	492	5.0	72.3	933
	June	710	6.95	7.15	168.7	114.0	495	5.4	72.9	942
	July	710	6.95	7.15	168.7	115.0	499	5.2	73.2	943
	August	691	6.65	6.85	168.7	114.8	502	5.2	73.6	946
	September	691	6.65	6.85	169.2	115.0	504	4.8	73.4	950
	October	713	6.35	7.20	169.2	113.6	505	4.8	73.5	949
	November	713	6.35	7.20	169.2	113.3	507	4.7	73.6	945
	December	685	5.60	6.75	169.6	112.7	508	4.6	73.6	945
2009	January	627	5.00	5.79	169.6	112.3	504	4.5	73.0	952
	February	627	5.00	5.79	169.6	113.0	499	4.6	72.2	959
	March	613	4.50	5.55	169.6	113.6	492	4.9	71.4	965
	April	596	3.90	5.25	169.6	113.1	489	5.4	71.3	980
	May	596	3.90	5.25	169.6	114.0	484	6.1	71.0	995
	June	631	3.75	5.85	169.7	114.2	485	6.4	71.2	1,010
	July	631	3.75	5.85	169.7	113.8	488	6.0	71.2	1,011
	August	631	3.75	5.85	169.7	113.8	495	5.2	71.7	1,014
	September	610	3.70	5.49		113.9	498	4.8	71.7	1,013
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
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